

ARTICLE 8

Retiree Health Insurance

(Town Administrator)

To see if the Town, pursuant to the provisions of Chapter 32B, Section 9E of the Massachusetts General Laws, and any other applicable authority, will vote to authorize payment of other than fifty percent of the premium for any contributory group hospital, surgical, medical, dental and other health insurance offered to employees retired from the service of the Town, and their dependents and/or surviving spouses;

or otherwise act thereon.

RECOMMENDATION: By a vote of 11-0-1 on September 30, 2010, the Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 8.

During the review of this article it was noted:

- *The Town Administrator referred the members to the chart which summarizes the proposal to modify the Town's funding of Retiree health insurance.*
- *The Town has been paying a supplement directly to the Retiree for the cost of retiree health insurance since an initial vote in 1936 and the cost of this has risen to the point where at this time the 50% of the cost of Medicare Part B is approaching \$50 per month or \$600 per year being paid directly to each Retiree.*
- *In order to avoid the necessity of issuing 1099 tax forms to all recipients, which would be triggered when the \$600 threshold was reached, the Administration is proposing to change the way these contributions are paid out.*
- *The objective would be to provide the same total dollar value to each retiree, but to make the 50% Medical Part B supplemental payment directly to the company, thereby avoiding a taxable event for each individual.*

Column >>>	A	B		C	D		D x 12	(B + D)	(B + D) / A
Healthcare Plan Name	MONTHLY Medicare Supplement TOTAL Cost	MONTHLY Medicare Supplement ~ 50% Paid by Town to Insurance Company		MONTHLY Medicare Part B TOTAL Cost	MONTHLY Medicare Part B @ 50% Reimburse to Retiree by Town		ANNUAL Medicare Part B @ 50% Reimburse to Retiree by Town	NEW MONTHLY Medicare Supplement Paid Directly to Insurance Comp. by Town	NEW MONTHLY Medicare Supplement % Paid to Insurance Comp. by Town
Medex III	432.00	216.00		96.40	48.20		578.40	264.20	61.16%
HPHC Medicare Enhance	406.00	203.00		96.40	48.20		578.40	251.20	61.87%
Tufts Medicare Compliment	372.00	186.00		96.40	48.20		578.40	234.20	62.96%
Managed Blue for Seniors	413.23	206.62		96.40	48.20		578.40	254.82	61.66%
Tufts Medicare Preferred HMO	207.00	103.50		96.40	48.20		578.40	151.70	73.29%
Fallon Senior Plan	238.00	119.00		96.40	48.20		578.40	167.20	70.25%
HP First Seniority Freedom PFFS	293.00	146.50		96.40	48.20		578.40	194.70	66.45%
Medicare HMO Blue	345.33	172.67		96.40	48.20		578.40	220.87	63.96%

Article 8 Cont'd

MOTION: (Requires majority vote)

Move that the Town, pursuant to the provisions of Chapter 32B, Section 9E of the Massachusetts General Laws, and any other applicable authority, vote to authorize payment of other than fifty percent of the premium for contributory group hospital, surgical, medical, and other health insurance offered to employees retired from the service of the Town, and their dependents and/or surviving spouses; specifically, that the Town's contribution toward the Medicare Part B costs for said retirees, dependents and/or surviving spouses shall be reduced from 50% to 0%, and that the Town's contribution to the Medicare Supplement Plan for said retirees, dependents and/or surviving spouses shall be 50% of the cost of said Supplement Plan plus an amount equal to 50% of the cost of the least expensive Medicare Part B plan.

ARTICLE 9
Capital Equipment
(Town Administrator)

To see if the Town will vote to raise and appropriate, or otherwise provide, a sum or sums of money as may be required for capital equipment for the various departments of the Town of Natick, determine whether this appropriation shall be raised by borrowing or otherwise, or otherwise act thereon.

#	Proposed Item	Amount	Funding Source
1	Natick Public Schools REPLACE NSD 81	21,000	Free Cash
A	<p>NSD 81 is used for school maintenance purposes and daily activities of the school maintenance crew. It is 15 years old and has reached the end of its useful life. It has increasingly required repairs and has as a result been out of service. The vehicle has approximately 85,000 miles on it.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> <i>This is a multi-purpose van and is equipped to carry large sheets of plywood and glass. The new vehicle will also be a multi-purpose vehicle and will be similarly equipped but with the added features to allow locksmith, door and window hardware and carpentry tools to be carried securely.</i> 		
2	Police Department CRUISER REPLACEMENT	62,360	Free Cash
A	<p>This request is an annual request to replace front-line cruisers for the Natick Police Department. Rather than replace 5 cruisers once a year, the DPW has examined current use and has found that the Town can afford to replace 2 cruisers now and 2 cruisers in the fall. All cruisers are run to 100,000 miles and then get replaced or if they remain below 100,000 miles are transferred to another function in the Police Department.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> <i>These vehicles operate 24/7. While in the past, there was a “hand me down” program to transfer older police vehicles to other town departments, this was being discontinued to fit into the “green” program.</i> <i>There were questions raised by a member on potential leasing options, and it was agreed that the Administration would review a recent evaluations on leasing vehicles.</i> 		
3	Fire Department REPLACE CAR 2	50,000	G/F Borrowing
B	<p>This would replace the current 2003 Ford Expedition with a newer, updated Deputy Chief's vehicle. This vehicle serves as the primary on-duty command vehicle for the Natick Fire Department, and receives a lot of use. It houses the Deputy Chief (Shift Commander) as well as a mobile communications center which can serve as a temporary emergency operations center for the NFD. This vehicle has been involved in two major accidents since 2004, and has undergone significant repairs each time to restore it as the front-line command vehicle. The vehicle currently has 53,166 miles on it.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> <i>The fire department supervisor's vehicle (SUV), the lead car on all fire emergencies, was inspected by the Finance Committee's Capital Subcommittee. Although the vehicle looks to be in good condition, Mr. Collins noted that it has suffered two major accidents, and is not operating at a level that DPW is satisfied with.</i> <i>There are no hybrids available for public safety vehicle replacement.</i> 		

Article 9 Cont'd

4	Public Works - Highway REPLACE H-52	50,000	G/F Borrowing
B	<p>H-52 is the Department's primary vehicle used to install and take-down all types of road signs. The current vehicle is a 2000 Ford F-350 chassis, but an older body was pieced together by the Department of Public Works after the previous truck's chassis was destroyed in a snow storm. This vehicle serves a variety of functions for the DPW, including snow plowing and street line painting. The vehicle has approximately 60,000 miles on it.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> • A DPW road painting/lining vehicle was inspected. The body of this truck has been replaced before, and the chassis is rusting. Ordering a truck of this type has a long lead time, possible a year in advance. It will be specially equipped with painting equipment but is still a multiuse vehicle. 		
5	Public Works - Highway GUARDRAIL (Various Locations)	15,000	Free Cash
A	<p>This is an annual request from the Department of Public Works to replace unsafe guardrails along various streets and highways within the Town. This ongoing capital purchase should be made regularly to ensure that motorists are properly protected along Natick roadways. An increase of \$5,000 above last year's appropriation is requested to finish work which was unable to be completed with last year's amount of resources.</p> <p><i>During the review of this article it was noted:</i></p> <p>Guard rail Locations</p> <ol style="list-style-type: none"> 1) North Main @ Kinsman (New) 2) Pleasant Street (South Natick around #56 (New) 3) Replace more Panels & posts at the DPW complex 4) Repair some panels & posts at Hartford & Bishop St 5) Repair a section at the Recycling Center 6) Replace some post on Woodland St by Clover Ln. 		
6	Public Works - Highway REPLACE DUMPSTERS	10,000	Free Cash
A	<p>This is an annual request from the Department of Public Works to replace rotted and unsafe dumpsters at municipal and school facilities. This ongoing capital equipment purchase should be made regularly, as it and is important to maintain safe and hygienic trash collection on municipal properties.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> • DPW proposes to purchase two large dumpsters and one small dumpster. This is part of an annual cycling of dumpsters. Mr. Collins pointed out that DPW continues to make every effort to repair aging dumpsters, and in one case have ordered a new bottom (which we inspected) and will weld the new bottom to an existing, but rusting dumpster. 		
7	Public Works - Land, Facilities & Natural Resources IRRIGATION CONTROLLER	25,000	Free Cash
A	<p>This request will fund a controller which will monitor and allow the Town to control the amount of water used irrigate the 13 fields/sites throughout the Town. Currently, no such controller is installed as part of the irrigation systems for the Town. Although guidelines and formal regulations are still pending, the Department of Environmental Protection has notified both the Water Division and the Environmental Compliance Officer that the Town will be subject to conservation requirements regarding irrigation of public facilities. This controller will allow us to comply with those DEP guidelines, and as importantly operate the Town's water system more efficiently.</p>		

Article 9 Cont'd

8	Board of Health	22,000	Free Cash
	REPLACE HEALTH-2		
A	This would replace the current 1999 Ford Taurus with a pick-up truck capable of meeting all of the department's needs, including the hauling of the Board of Health and Medical Reserve Corps emergency trailer. The current vehicle, a former police cruiser, has reached the end of its useful life and has rusted chassis on the underbody. The vehicle has approximately 57,000 miles. It is not able to haul the emergency trailer.		
9	Town Clerk	100,000	Free Cash
	PRESERVATION OF HISTORICAL RECORDS		
A	<p>This is the first request for a multi-year project to restore and protect all permanent records for the Town of Natick. This includes, but is not expressly limited to, all Town Meeting Records, Birth, Marriage and Death Certificates, as well as other permanent records which the Town is legally required to keep in perpetuity. Nearly three centuries of records have not been restored, dating as far back as 1719.</p> <p>The scope of the project includes an information log for the book, dismantling the existing book, cleaning the pages, repairing the pages, de-acidifying the paper, re-sewing and rebinding the books, as well as providing a 35mm security film and scanned CD image of the record.</p> <p>The total cost of this project has is approximately \$712,300, if implemented over a 5-year period, assuming a 3% inflation factor. Many of these records have never been preserved, and taking affirmative action now to preserve them is essential if the Town Clerk's office is to continue performing its mandated function of providing these resources to the people. Once preserved these records should not need further upkeep for another 300-400 years. The year one request is for \$100,000.</p> <p align="center">SEE RESTORATION DETAILS SHEET BELOW</p>		
10	Community Development	22,000	Free Cash
	REPLACE CD-2		
A	This would replace the current 2000 Ford Taurus with a pick-up truck or fuel efficient SUV capable of meeting all of the department's needs. The current vehicle, a former police cruiser, has reached the end of its useful life and has rusted chassis on the underbody. The vehicle has approximately 55,000 miles.		

RECOMMENDATION: By a vote of 11-1-1 on September 30, 2010 the Finance Committee recommends **FAVORABLE ACTION** with regard to the subject of Article 9 for the amount of \$377,360 funded as noted in the motion below.

Funding Sources			Motion
	Free Cash	277,360	A
	Tax Levy Borrowing	100,000	B
Total Funding for Appropriations under Article 9		377,360	

Article 9 Cont'd

MOTION A: (majority vote required)

Move that the Town vote to appropriate the sum of \$277,360 to be expended under the direction of the Natick Public Schools for the purpose of funding a maintenance vehicle, under the direction of the Police Department for the purpose of funding police cruisers, under the direction of the Department of Public Works for the purpose of funding the purchase of guardrails, dumpsters and an irrigation controller, under the direction of the Board of Health for the purpose of funding an inspectional services vehicle, under the direction of the Town Clerk for the purpose of funding the preservation and restoration of historic records and under the direction of the Department of Community Development for the purpose of funding an inspectional services vehicle, individually shown as items 1, 2, 5, 6, 7, 8, 9, and 10 in the table on pages 17-19 of the 2010 Fall Annual Town Meeting Recommendations of the Natick Finance Committee, and that to meet this appropriation the sum of \$277,360 be raised from Free Cash.

MOTION B: (two-thirds vote required)

Move that the Town vote to appropriate the sum of \$100,000 to be expended under the direction of the Fire Department for the purpose of funding a replacement to deputy chief's command vehicle, and under the direction of the Department of Public Works for the purpose of funding a heavy duty pickup-truck, individually shown as items 3 and 4 in the table on page 16 of the 2010 Fall Annual Town Meeting Recommendations of the Natick Finance Committee, and that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$100,000 under Massachusetts General Laws Chapter 44, Section 7, as amended, or any other enabling authority and to issue bonds or notes of the Town therefore aggregating not more than \$100,000 in principal amount and that the Town Administrator with the approval of the Board of Selectmen is authorized to take any action necessary to carry out this program.

Article 9 - Capital Equipment - 2010 Fall Annual Town Meeting

<u>Item #</u>	<u>Department</u>	<u>Item</u>	<u>Funding Source</u>	<u>Amount</u>
1	Public Schools	Replace NSD 81	Free Cash	\$ 21,000
2	Police	Replacement of Police Cruisers	Free Cash	\$ 62,360
3	Fire	Replace Car 2	Borrowing	\$ 50,000
4	DPW	Replace H-52	Borrowing	\$ 50,000
5	DPW	Replace Guardrails	Free Cash	\$ 15,000
6	DPW	Replace Dumpsters	Free Cash	\$ 10,000
7	DPW	Irrigation Controller	Free Cash	\$ 25,000
8	Health	Replace Health-2	Free Cash	\$ 22,000
9	Town Clerk	Records Preservation	Free Cash	\$ 100,000
10	Comm. Dev.	Replace CD-2	Free Cash	\$ 22,000
Total Appropriation under Article 9				\$ 377,360
Funding Sources				
Free Cash		(Motion A)		\$ 277,360
Tax Levy Borrowing		(Motion B)		\$ 100,000
Total Funding for Appropriations under Article 9				\$ 377,360

Town of Natick - Town Clerks Office

Proposed Schedule for Restoration of Historical Documents

Year	Document	Conserve	35mm	CD
Y1-1	Index - Marriage Intentions 1865-1917	802	100	75
Y1-2	Index-Births 1843-1862	810	100	75
Y1-3	Index-Births 1863-1920	926	125	100
Y1-4	Index - Marriages	804	100	75
Y1-5	Index - Marriages 1873-1920	892	125	100
Y1-6	Index - Deaths 1871-1921	897	125	100
Y1-7	Births, Marriages, Deaths 1720-1747 *	625	100	75
Y1-8	Births, Marriages, Deaths 1736-1846 * (2 vol)	1,269	150	125
Y1-9	Births, Marriages, Deaths 1843-1849 *	550	100	75
Y1-10	Births Vol. 3, 1850-1879 * (2 vol)	1,296	150	125
Y1-11	Births Vol. 4, 1880-1891*	850	125	100
Y1-12	Births Vol. 5, 1892-1920 * (2 vol)	1,351	150	125
Y1-13	Birth Records of Dr. J.F. Burke c. 1922-1930	694	100	75
Y1-14	Deaths Vol. 2, 1850-1885	1,126	150	125
Y1-15	Deaths Vol. 3 sections missing	550	100	75
Y1-16	Deaths Vol. 4, 1893-1921 * (2 vol)	1,297	125	100
Y1-17	Marriages Vol. 1, 1736-1844 copy (2 vol)	1,271	100	75
Y1-18	Births Vol. 1, 1732-1843 copy (2 vol)	1,247	125	100
Y1-19	Deaths Vol. 1, 1743-1850 copy	828	125	100
Y1-20	Marriages Vol. 2, 1850-1892	1,234	150	125
Y1-21	Marriages Vol. 3, 1893-1917 (2 vol)	1,297	150	125
Y1-22	Marriages Vol. 4, 1918-1920 *	525	100	75
Y1-23	Combine above two vols	1,625	175	150
Y1-24	Birth Deposition Vol. 1, 2 & 3 combined	897	150	125
Y1-25	Intentions of Marriage 1844-1917	1,232	175	150
Y1-26	Births Vol. 9, 1991	646	100	75
Y1-27	Land Grants to Proprietors 1719	940	175	150
Y1-28	Proprietor's Records 1723-1787	834	125	100
Y1-29	Town Meeting Records Vol. 2, 1803-1837	1,219	175	150
Y1-30	Accounting Records 1781-1851, Vol. 3	928	150	125
Y1-31	State & Military Aid 1892-1897	512	100	75
Y1-32	Register of Voters Book A, c. 1880-1884	787	125	100
Y1-33	Treasurer's Acts, Fences & Strays . 1805-1857	760	100	75
Y1-34	Property Maps 1742-1763	3,000	100	75
Y1-35	Town Meeting Vol. 3, 1838-1857	1,320	250	225
Y1-36	Town Meeting Vol. 4, 1857-1876	1,485	350	325
Y1-37	Town Meeting Vol. 4 (cont.) 1863-1868	550	100	75
Y1-38	Town Meeting Vol. 5, 1876-1912	1,636	350	325
Y1-39	Town Meeting Vol. 6, 1912-1919	1,045	200	175
Y1-40	Town Meeting Vol. 7, 1919-1922	722	125	100
Y1-41	Town Meeting Vol. 8, 1922-1930	964	200	175
Y1-42	Town Meeting Vol. 9, 1931-1938	901	200	175
Y1-43	Town Meeting Vol. 10, 1938-1946	888	200	175
Y1-44	Town Meeting Vol. 11, 1947-1952	905	200	175
Y1-45	Town Meeting Vol. 12, 1952-1958	905	200	175
Y1-46	Town Meeting Vol. 13, 1958-1963	905	200	175
Y1-47	Town Meeting Vol. 14, 1963-1967	852	200	175
Y1-48	Town Meeting Vol. 15, 1968-1971	832	200	175
Y1-49	Old Misc. Records 1853-1868	1,265	300	275
Y1-50	Selectmen minutes 1887-1893	897	150	125
Y1-51	Parish of Natick Treasurer's Book 1756-1818	1,073	150	125
Y1-52	Birth Volumes beginning in 1873 (14 vols)	25,200	4,200	3,850
52	Sub-Totals	76,866	12,100	10,475
	Year 1 Total (conserve, 35mm, CD)	99,441		

Year	Conserve	35mm	CD	
Year 2				
42 vols. - Birth 1873-1945	75,600	12,600	11,550	
Total (conservation, film, CD):	99,750			
Year 3				
44 vols. Birth 1873-1945	79,200	13,200	12,100	
Total (conservation, film, CD):	104,500			
Year 4				
63 vols. Marriages 1861-1989	75,600	12,600	11,025	
Total (conservation, film, CD):	99,225			
Year 5				
48 vols. Births (avg. \$1,800 ea.)	86,400	14,400	13,200	
Total (conservation, film, CD):	114,000			
Year 6				
72 vols. Deaths 1861-1989	108,000	18,000	16,200	
Total (conservation, film, CD):	142,200			
Year	Total / Yr	Conserve	35mm	CD
Year 1	99,441	76,866	12,100	10,475
Year 2	99,750	75,600	12,600	11,550
Year 3	104,500	79,200	13,200	12,100
Year 4	99,225	75,600	12,600	11,025
Year 5	114,000	86,400	14,400	13,200
Year 6	142,200	108,000	18,000	16,200
Sub-Totals		501,666	82,900	74,550
Years 1-6 Total		659,116		

Scope of work

1. Create and maintain an information log for each volume. This log is used to identify the volume throughout the restoration process.
2. Dismantle bindings of existing books
3. Surface dry clean all the paper as necessary
4. Repair and restore - This includes all of the work necessary to repair and restore the materials including reinforcing weak sheets, repairing or replacing index tabs and flattening any sheets.
5. Deacidify the paper
6. Resew and/or Rebind
7. Title Stamping
8. Treatment Report

ARTICLE 10

Capital Improvement

(Town Administrator)

To see if the Town will vote to raise and appropriate, or otherwise provide, a sum or sums of money to implement a Capital Improvement Program, to protect the physical infrastructure of the Town of Natick, determine whether this appropriation shall be raised by borrowing or otherwise, or otherwise act thereon.

#	Proposed Item	Amount	Funding Source
1	Natick Public Schools JOHNSON- REPLACE BOILERS	450,000	G/F Borrowing

Boilers #1 and #2 at Johnson Elementary School have reached the end of their useful life, and are in need of replacement. This request would replace both boilers (now over 50 years old) with modern, energy efficient boilers. It is anticipated that these boilers will contribute both to energy conservation and cost savings in the operating budget.

During the review of this article it was noted:

- *The Johnson boilers are original equipment to the building in 1949. They are over 60 years old. They are cast iron boilers with an average life of 30-35 years.*
- *They are experiencing increased maintenance and operational costs due to many parts having to be fabricated. They have plugged two sections of one boiler due to cracks and are experiencing increased leaks, maintenance and operational costs.*
- *This project will look into converting the building heating system from steam to hot water. This would increase energy efficiency and building comfort significantly.*
- *Improved energy efficiencies with new windows at Johnson School will qualify for (MSBA) reimbursement of 43% of the costs under the Green Repair program.*
- *While there are no plans to discontinue the use of Johnson School, it was noted that the new boilers could be redeployed to another school.*

A

Replacement of Johnson School 1949 Steam Boilers with New Hot Water Boilers	
Project Phase	Cost Estimate
Asbestos remediation	25,000
Demolition	24,000
New boilers (2)	160,000
New distribution pumps	24,000
New interconnect & distribution piping	40,000
Electrical	20,000
Insulation	20,000
Chimney liner	6,000
Construction Sub-Total	313,000
Contingency 10%	600
DDC Controls	6,500
Engineering	50,000
Total	406,100
Natural gas supply upgrade option	20,000
Total	412,600
Robert Graham 09-09-10 34	

Article 10 Cont'd

2	Natick Public Schools MEMORIAL- REPLACE FIRE ALARM SYSTEM	275,000	G/F Borrowing																																																																																																												
A	<p>Memorial Elementary currently has a Fire Alarm system which does not comply with fire and building code requirements. This would replace the fire alarm system for the entire building with a modern, code compliant and ADA compliant system.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none">• <i>The fire alarm at Memorial was installed in 1970.</i>• <i>The protection includes only heat detectors and pull stations by the exit doors.</i>• <i>The system was discontinued about 25 years later. Parts are no longer available.</i>• <i>The changes will include the main control panel and the field devices, smoke and heat detectors as well as new wiring.</i>• <i>This is a life safety issue.</i>• <i>Estimate is \$3.00 per sq. ft. based on past two projects plus design and construction oversight.</i>																																																																																																														
3	Natick Public Schools JOHNSON- REPLACE EXTERIOR WINDOWS	200,000	G/F Borrowing																																																																																																												
A	<p>Johnson Elementary currently has single-pane, lite steel frame windows. These windows, which are in generally poor condition, are also energy inefficient and leak so that drafts and water comes into the building, further weakening the efficiency of the heating system. This proposal would replace those windows with double glazed aluminum windows. These new windows would be easier to use, more durable and form much tighter seals, thus increasing the comfort and energy efficiency to students and teachers of the school.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none">• <i>The exterior steel and wooden windows are 1949 vintage.</i>• <i>They are energy inefficient and leak water and condensate into the rooms.</i>• <i>Most do not operate.</i>• <i>Estimates were updated with a building envelope specialist.</i>• <i>Improved energy efficiencies with new windows at Johnson School will qualify for (MSBA) reimbursement of 43% of the costs under the Green Repair program.</i>• <i>Funding must first be authorized by the Town for this work before reimbursement may be received.</i>• <i>Engagement of an Owner’s Project Manager (OPM) is a requirement of participation in the Green Repair program.</i>																																																																																																														
<table><tr><th colspan="9">Johnson School Window Replacement Estimate</th></tr><tr><th>Area</th><th># of</th><th>Size in s.f.</th><th>Removal /s.f.</th><th>Disposal /s.f.</th><th>Install /s.f.</th><th>Total /s.f.</th><th>Cost / Window</th><th>Total Cost</th></tr><tr><td>Classrooms</td><td>51</td><td>80</td><td>5.00</td><td>2.00</td><td>16.00</td><td>23.00</td><td>1,840</td><td>93,840</td></tr><tr><td>Corridors</td><td>13</td><td>20</td><td>5.00</td><td>2.00</td><td>15.00</td><td>22.00</td><td>440</td><td>5,720</td></tr><tr><td>Offices</td><td>10</td><td>20</td><td>3.00</td><td>2.00</td><td>15.00</td><td>20.00</td><td>400</td><td>4,000</td></tr><tr><td>Gym</td><td>17</td><td>30</td><td>8.00</td><td>2.00</td><td>18.00</td><td>28.00</td><td>840</td><td>14,280</td></tr><tr><td>Library</td><td>13</td><td>30</td><td>5.00</td><td>2.00</td><td>20.00</td><td>27.00</td><td>810</td><td>10,530</td></tr><tr><td>Misc.</td><td>11</td><td>25</td><td>5.00</td><td>2.00</td><td>15.00</td><td>22.00</td><td>550</td><td>6,050</td></tr><tr><td>TOTALS</td><td>115</td><td></td><td></td><td></td><td></td><td></td><td></td><td>134,420</td></tr><tr><td colspan="7">Contingency 15%</td><td></td><td>20,163</td></tr><tr><td colspan="7">Design</td><td></td><td>35,000</td></tr><tr><td colspan="7">Total Estimate</td><td></td><td>189,583</td></tr></table>				Johnson School Window Replacement Estimate									Area	# of	Size in s.f.	Removal /s.f.	Disposal /s.f.	Install /s.f.	Total /s.f.	Cost / Window	Total Cost	Classrooms	51	80	5.00	2.00	16.00	23.00	1,840	93,840	Corridors	13	20	5.00	2.00	15.00	22.00	440	5,720	Offices	10	20	3.00	2.00	15.00	20.00	400	4,000	Gym	17	30	8.00	2.00	18.00	28.00	840	14,280	Library	13	30	5.00	2.00	20.00	27.00	810	10,530	Misc.	11	25	5.00	2.00	15.00	22.00	550	6,050	TOTALS	115							134,420	Contingency 15%								20,163	Design								35,000	Total Estimate								189,583
Johnson School Window Replacement Estimate																																																																																																															
Area	# of	Size in s.f.	Removal /s.f.	Disposal /s.f.	Install /s.f.	Total /s.f.	Cost / Window	Total Cost																																																																																																							
Classrooms	51	80	5.00	2.00	16.00	23.00	1,840	93,840																																																																																																							
Corridors	13	20	5.00	2.00	15.00	22.00	440	5,720																																																																																																							
Offices	10	20	3.00	2.00	15.00	20.00	400	4,000																																																																																																							
Gym	17	30	8.00	2.00	18.00	28.00	840	14,280																																																																																																							
Library	13	30	5.00	2.00	20.00	27.00	810	10,530																																																																																																							
Misc.	11	25	5.00	2.00	15.00	22.00	550	6,050																																																																																																							
TOTALS	115							134,420																																																																																																							
Contingency 15%								20,163																																																																																																							
Design								35,000																																																																																																							
Total Estimate								189,583																																																																																																							

Article 10 Cont'd

4	Police Department RECONFIGURE DISPATCH CENTER	150,000	G/F Borrowing
A	<p>Originally, this was part of a larger request reconfigure the overall dispatch center for improved response, accuracy and user productivity. However, this request is now only for the replacement of the main console in the dispatch center. The current console, made by Motorola, will no longer be under warranty and servicing and parts are becoming increasingly difficult. A new console should last 10 years.</p> <p>A complete dispatch reconfiguration is not being proposed at this time as the Town continues efforts for the consolidation and potential regionalization of dispatching functions in the near-to-mid future.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> • <i>Although \$150,000 is being proposed to fund replacement of the main console in the Town's dispatch center, these funds will only be expended if failure of the console appears to be imminent.</i> • <i>The Administration is actively engaged in exploration with neighboring communities of consolidation and regionalization of dispatching operations and is optimistic that this may be achieved within approximately three years.</i> • <i>The warranty on the existing equipment is about to expire and service and replacement parts are increasingly difficult to obtain.</i> • <i>Emergency backup support available from the State Police which could meet certain essential needs on a short-term basis in the event of the console's failure were described by Mr. Domenic Mallozzi a volunteer Communications Specialist.</i> 		
5	Public Works - Engineering ROADWAY IMPROVEMENTS OAK STREET	2,000,000	G/F Borrowing
A	<p>Oak Street is in serious need of reconstruction after various utility improvements. This request would reconstruct Oak Street, install granite curbing on both sides of the roadway, rebuild and extend sidewalks, improve the existing drainage and improve various intersections. These improvements will improve the vehicle ride-ability and pedestrian safety on Oak Street and reduce maintenance costs.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> • <i>A 5-year moratorium on any opening of the road for utility work is permitted following a project such as this.</i> • <i>The plan will create two bike lanes and sidewalks along only one side due to cost constraints.</i> • <i>The areas of Oak Street that are covered by this project are:</i> <ol style="list-style-type: none"> 1. <i>Oak St. North from East School Driveway to the Wayland Line.</i> 2. <i>Oak St. South from Bacon St. to Keane Rd.</i> • <i>The intersection between these two areas will be done during the Rte. 9 / Oak St. reconstruction project.</i> 		
6	Public Works - Engineering ROUTE 27 TEMP. PAVEMENT RESTORATION	120,000	G/F Borrowing
A	<p>This will include portions of Rt. 27, including the stretch immediately north of the interchange of Rt. 27 and Rt. 9 is in serious disrepair. Although Route 27 is anticipated to be reconstructed in several years, these sections of Route 27 are in such poor condition that immediate repair is necessary to ensure a safe driving surface. This will grind and pave sections of Route 27 in advance of the Mass DOT funded reconstruction project.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> • <i>The areas of Oak Street that are covered by this project are:</i> <ol style="list-style-type: none"> 1. <i>Sections from Bigelow Ave to Cochituate Street</i> 2. <i>Sections From Kansas Street to approximately #117 North Main Street</i> 3. <i>Megonoko Road to Kaprelian Court</i> 		

Article 10 Cont'd

7	Public Works - Highway REPAIR / REHAB OF STORAGE BUILDING AT GRAVEL PIT	100,000	G/F Borrowing
A	<p>This request is to replace a 50 year old building at the Oak Street Gravel Pit. This building was severely damaged in a June 2010 thunderstorm, resulting in the roof and garage doors being torn off. This would replace the now defunct structure with a new building, to be used for storage of both equipment and material. Inside storage of equipment used for various public works activities contributes to a longer useful life for that equipment. More importantly, this facility is essential for the storage of large quantities of catch basin materials, which by order of the Mass Department of Environmental Protection the Town of Natick must store in a covered building.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> <i>This item was discussed under Article 34, which also reflected the need for this action.</i> 		
8	Public Works - Highway REHAB OF THE FLARING STATION AND GAS COLLECTION SYSTEM AT LANDFILL	15,500	Free Cash
B	<p>A recent inspection by the Town's environmental engineer identified several areas in need of repair and rehabilitation. These areas include the flaring station and several well heads which make up the gas collection system at the landfill/golf course. One of the well heads requires the protection box to be dug out and reset. This may require partial resealing of the membrane that covers the landfill. Settling in the area has moved the protective box. Rehabilitation at this time is necessary to ensure compliance with air quality standards, and to avoid fines which occur as a result of non-compliance.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none"> <i>The flaring station at the town capped landfill / golf course is in need of repair. A quarterly inspection was done and it was determined that vibration and other activities on the golf course appears to have turned and or pushed the methane control unit, damaging the unit, and possibly breaching to the membrane cover to the golf course.</i> <i>The breach to the membrane is not the subject of this article, but may need to be addressed when this repair work commences</i> <i>The \$15,500 being requested for repair and rehabilitation of the flaring station and gas collection system at the Town landfill does not include any contingency funding in the event that the membrane is damaged and must be repaired.</i> 		
9	Recreation NATICK COMMON ELECTRICAL REPAIRS - GAZEBO RENOVATION	18,000	Free Cash
B	<p>This request is two-fold. First a portion of the appropriation would be used to repair and or replace electrical wires and conduit for the poles and outlets on Natick Common. The current wires and conduit, replaced via state grant in 1985, have become weathered and frequently short-out, causing significant challenges for Recreation Department events and user groups who wish to utilize the common. This would replace the current wires with THHN wire as well as replace many of the lamp-heads which have cracked.</p> <p>The second component would be used to replace the wood railings on Natick Common. These railings, also replaced in 1985, have become weathered and are heavily used (and abused) by user groups of the common. The railings would be replaced with a tougher composite material which would better withstand the constant wear-and-tear of the users of the Common. Both projects are necessary for the continued use and enjoyment of the common and Recreation Department programming in Natick Center.</p>		

Article 10 Cont'd

10	Water/Sewer Enterprise Fund REPLACE GROUND WATER WELLS	150,000	W/S Borrowing
C	<p>This is the second-year of a six-year replacement of ground water wells which provide Natick with potable drinking water. This is routine maintenance for the water system. The goals of this replacement are :</p> <p>1. Increase the water flow to the treatment plant. 2. Assist in keeping the reservoirs full at peak demands in the Summer. 3. Allows for more improved management of the Town’s ten wells.</p> <p>The funds to support this debt service have been built into the FY 2011 Water/Sewer rates.</p> <p><i>During the review of this article it was noted:</i></p> <ul style="list-style-type: none">• <i>These monies will be used to drill out two new wells – not just replace pumps and equipment.</i>		
Total Request for Article 10 >>>		3,478,500	
<p>RECOMMENDATION: By a vote of 12-1-0 on September 30, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 10 using the funding sources noted below.</p>			
Funding Sources		Tax Levy	Motion
		Borrowing	A
		Free Cash	B
		Water & Sewer Borrowing	C
Total Funding for Appropriations under Article 10		3,478,500	

MOTION A: (two-thirds vote required)

Move that the Town vote to appropriate the sum of \$3,295,000 to be expended under the direction of the Natick Public Schools for the purpose of replacing the boilers and windows and the Johnson School and replacing the Fire Alarm System at the Memorial School, under the direction of the Police Department for the purpose of reconfiguring the Dispatch Center, under the direction of the Department of Public Works for the purpose of funding roadway improvements on Oak Street and North Main Street and the rehabilitation of the storage building at the Gravel Pit, individually shown as items 1, 2, 3, 4, 5, 6 and 7 in the table on pages 22-23 of the 2010 Fall Annual Town Meeting Recommendations of the Natick Finance Committee, and that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$3,295,000 under Massachusetts General Laws Chapter 44, Section 7, as amended, or any other enabling authority and to issue bonds or notes of the Town therefore aggregating not more than \$3,295,000 in principal amount and that the Town Administrator with the approval of the Board of Selectmen is authorized to take any action necessary to carry out this program.

Article 10 Cont'd

MOTION B: (majority vote required)

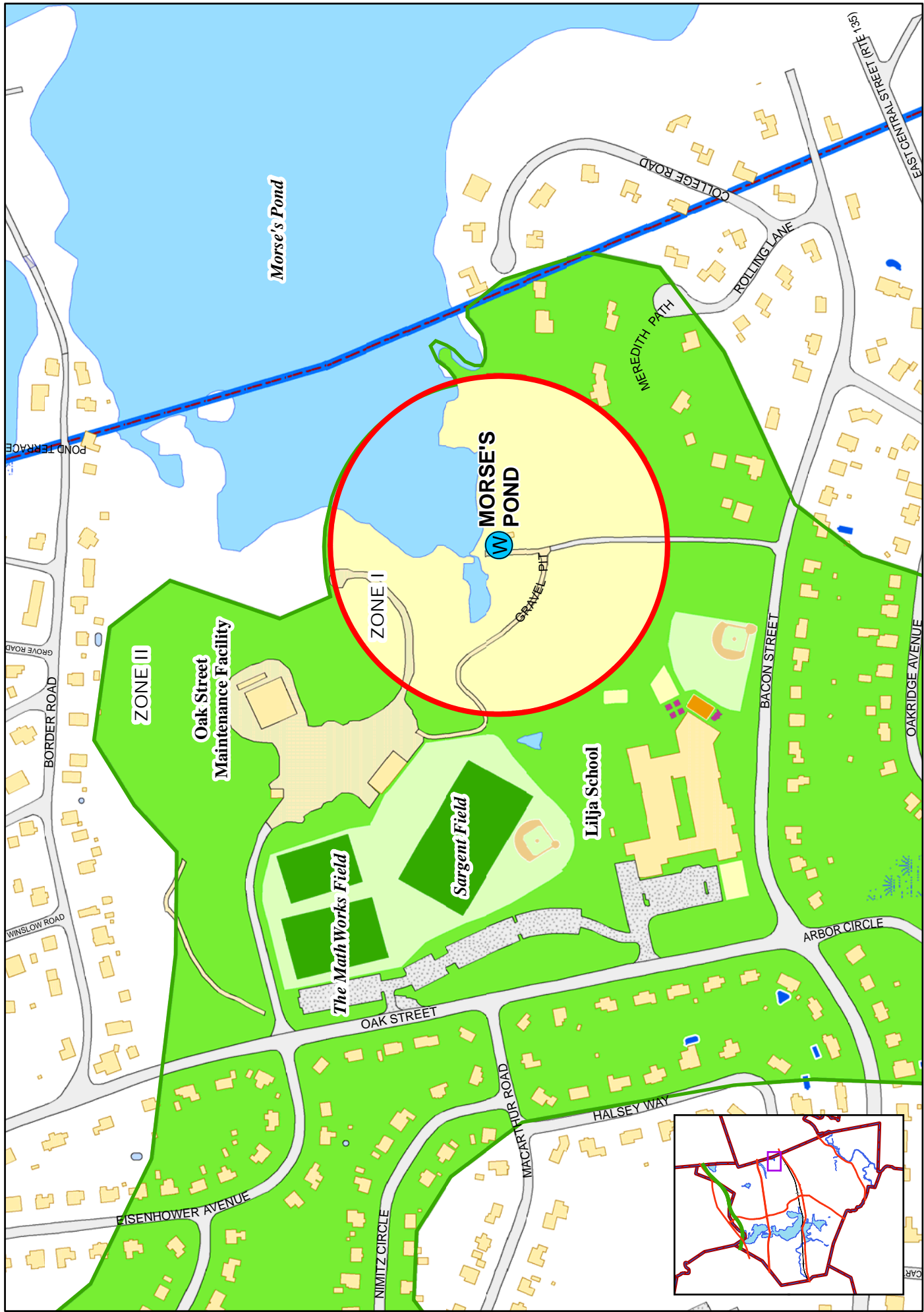
Move that the Town vote to appropriate the sum of \$33,500 to be expended under the direction of the Department of Public Works for the purpose of rehabilitation of the flaring station at the landfill and under the direction of the Recreation Department for repair of the gazebo and electrical system on Natick Common, individually shown as items 8 and 9 in the table on page 23 of the 2010 Fall Annual Town Meeting Recommendations of the Natick Finance Committee, and that to meet this appropriation the sum of \$33,500 be raised from Free Cash.

MOTION C: (two-thirds vote required)

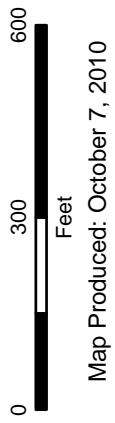
Move that the Town vote to appropriate the sum of \$150,000 to be expended under the direction of the Department of Public Works for the purpose of replacing ground water wells, individually shown as item 10 in the table on page 23 of the 2010 Fall Town Meeting Recommendations of the Natick Finance Committee, and that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$150,000 under Massachusetts General Laws Chapter 44, Section 8, as amended, or any other enabling authority and to issue bonds or notes of the Town therefore aggregating not more than \$150,000 in principal amount and that the Town Administrator with the approval of the Board of Selectmen is authorized to take any action necessary to carry out this program.

Article 10 - Capital Improvements - 2010 Fall Annual Town Meeting

<u>Item #</u>	<u>Department</u>	<u>Item</u>	<u>Funding Source</u>	<u>Amount</u>
1	Public Schools	Johnson - Replace Boilers	Borrowing	\$ 450,000
2	Public Schools	Memorial - Replace Fire Alarm System	Borrowing	\$ 275,000
3	Public Schools	Johnson - Replace Windows	Borrowing	\$ 200,000
4	Police	Reconfigure Dispatch Center	Borrowing	\$ 150,000
5	DPW	Roadway Improvements - Oak Street	Borrowing	\$2,000,000
6	DPW	Route 27 - Pavement Restoration	Borrowing	\$ 120,000
7	DPW	Rehab/Repair Storage Building at Gravel Pit	Borrowing	\$ 100,000
8	DPW	Rehab Flaring Station at Landfill	Free Cash	\$ 15,500
9	Recreation	Natick Common Electrical Repairs	Free Cash	\$ 18,000
10	Water/Sewer	Replace Ground Water Wells	W/S Debt	\$ 150,000
Total Appropriation under Article 10				\$3,478,500
Funding Sources				
				\$ 33,500
				\$3,295,000
				\$ 150,000
Total Funding for Appropriations under Article 10				\$3,478,500



DISCLAIMER: The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation or conveying purposes.



Capital Improvement Article 10 **Oak Street Maintenance Facility**



ARTICLE 11
Acquisition of Land Adjacent to Fire Station #4
(Town Administrator)

To see if the Town will vote to raise and appropriate or otherwise provide, a sum of money for the purpose of purchasing from the Commonwealth of Massachusetts a parcel of land of approximately 29,011 square feet, said parcel being shown on Assessors' Map 25 as Parcel 251A, including costs associated with preparation of deeds and plans, or take other action relative thereto.

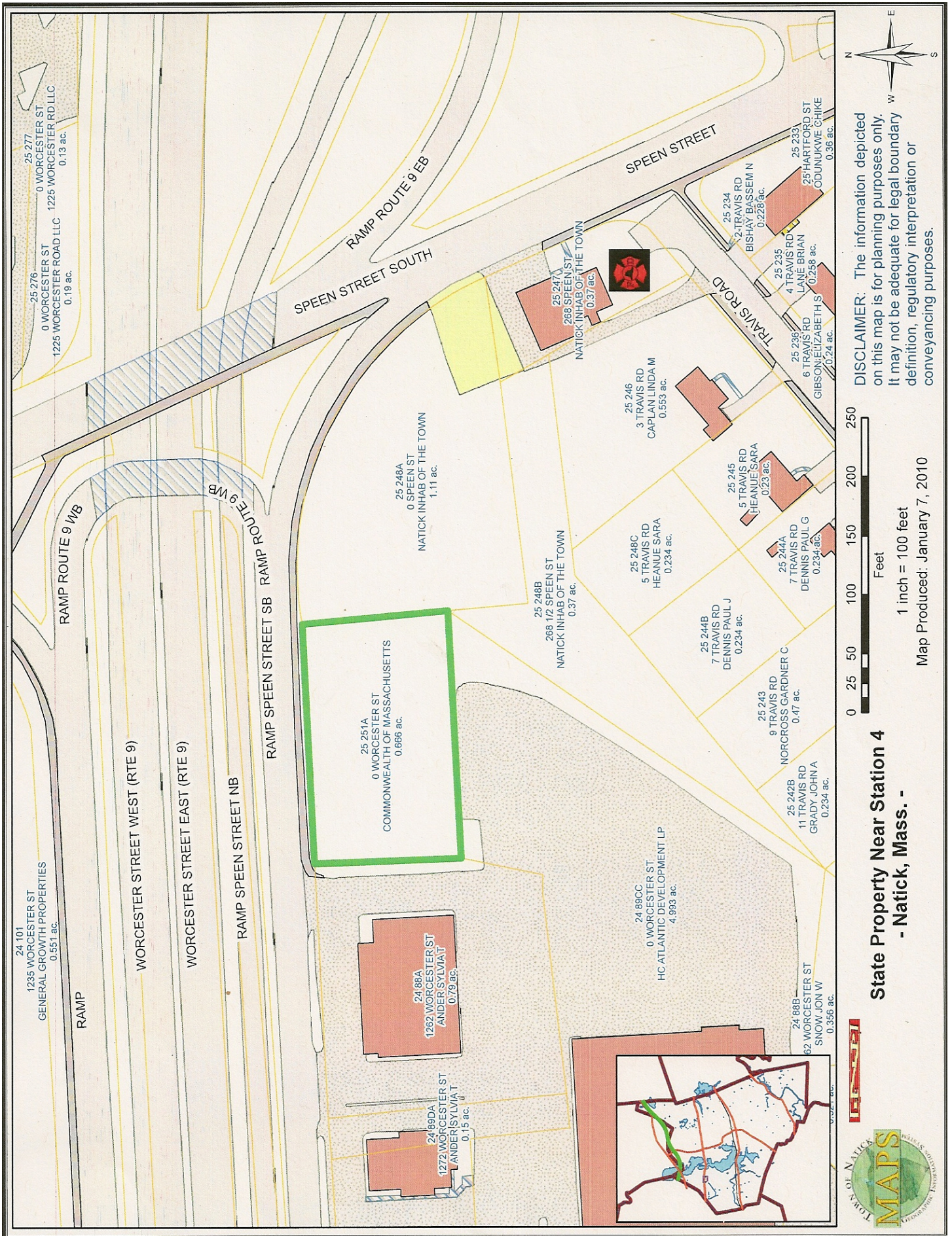
RECOMMENDATION: By a vote of 14-0-0 on September 23, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 11, funding for the amount of \$20,000 from Free Cash.

During the review of this article it was noted:

- *The purpose of this Article is to appropriate funds for the purchase of a parcel of land adjacent to Fire Station 4 in West Natick.*
- *If Fire Station 4 is to be reconstructed or expanded in this location, this parcel would be essential based on the plans developed by the West Natick Fire Station Study Committee.*
- *The purchase price of \$15,000 had been set for this parcel by the State but the appraisal on which this price was based would shortly expire, and it was anticipated that the price for any future purchase would increase.*
- *The Town was also engaged in discussions with the owners of the National Guard site regarding the possibility of building a fire station on that site as a joint venture with the Guard, but this was not viewed as an imminent probability and a decision on purchase of the state-owned parcel needed to be made soon.*
- *If the Town did not choose to build a new Station on the current site, there were advantages to acquiring this parcel for any number of other potential uses for the property and, given the reasonableness of the price, the Administration felt this would be a good use of the funds.*
- *An additional \$25,000, also considered by the Administration to be well more than will be needed, continues to be set aside as recommended by the Study Committee for the purpose of conducting an environmental assessment of the parcel. If this study were to reveal significant pollution issues, the Administration would likely not recommend proceeding with a purchase.*
- *The amount requested under this Article is \$20,000, which includes \$15,000 for the land and \$5,000 to cover costs associated with preparation of the deeds and plans.*

MOTION: (Requires 2/3 vote)

Move that the Town vote to appropriate the sum of \$20,000 for the purpose of purchasing from the Commonwealth of Massachusetts a parcel of land of approximately 29,011 square feet, said parcel being shown on Assessors' Map 25 as Parcel 251A, including costs associated with preparation of deeds and plans, and that to meet this appropriation the sum of \$20,000 be raised from Free Cash.





Maguire Group Inc.
Architects/Engineers/Planners
33 Commercial Street, Suite 1
Fitchburg, Massachusetts 02705



NATICK FIRE DEPARTMENT
STATION #4

CONCEPTUAL SITE PLAN

NOVEMBER 28, 2007
SCALE: 1" = 50'-0"
REVISED: JULY 24, 2008



ARTICLE 12
Unpaid Bills
(Town Administrator)

To see if the Town will vote to raise and appropriate, or otherwise provide such sums of money as may be required for the payment of unpaid bills of previous years, incurred by the departments, boards and officers of the Town of Natick, or otherwise act thereon.

RECOMMENDATION: By a vote of 13-0-0 on September 14, 2010, The Finance Committee recommends NO ACTION with regard to the subject of Article 12.

MOTION:

NO ACTION

ARTICLE 13
Natick 360: Progress Report
(Town Administrator)

To see if the Town will hear a report from the Town and/or sponsoring boards and committees on progress with respect to the Natick 360 Strategic Plan, or otherwise act thereon.

RECOMMENDATION: By a vote of 11-0-0 on September 16, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 13.

During the review of this article it was noted:

- *It was noted that the Selectmen would be working on the next phase of the Town's Strategic Planning effort and wished to involve the Finance Committee in that process.*

MOTION: (Requires majority vote)

Move that the Town hear progress reports with respect to the Natick 360 Strategic Plan.

ARTICLE 14
Home Rule Petition Regarding Duration
of Contract with Police Chief
(Town Administrator)

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation which, notwithstanding the provisions of Chapter 41, Section 97 of the Massachusetts General Laws, or any general or special law to the contrary, would authorize the Board of Selectmen to enter into an employment contract with the Chief of Police for a term not to exceed five (5) years, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition, or take other action relative thereto.

RECOMMENDATION: By a vote of 10-3-0 on September 14, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 14.

During the review of this article it was noted:

- *The purpose of this article is to allow the Board of Selectmen the option of having an employment contract with the Police Chief greater than 3 years.*
- *The Board of Selectmen would not be required to enter into a contract greater than three years.*
- *A longer contract term can provide greater security to incumbents in high visibility positions which may become controversial as a result of implementing changes which may not be universally popular.*
- *All contracts, no matter what length, include provisions for dismissal for appropriate cause.*
- *Although some other cities and towns offer contracts longer than three years, it is not clear how this was accomplished under existing statutes without seeking legislative approval.*
- *The Administration and Town Counsel believe a home rule petition to be the most proper and legal way to achieve this change.*
- *The option of a longer contract will enhance the recruitment of the best possible candidates for this position. Although it is unlikely this change will be in place when a new Police Chief is hired, the prospect of a longer contract at a future time should be an attractive factor.*

MOTION: (Requires majority vote)

Move that the Town vote to authorize the Board of Selectmen to petition the General Court to enact legislation which, notwithstanding the provisions of Chapter 41, Section 97A of the Massachusetts General Laws, or any general or special law to the contrary, would authorize the Board of Selectmen to enter into an employment contract with the Chief of Police for a term not to exceed five (5) years, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition.

ARTICLE 15
Home Rule Petition Regarding Disposition
of Former East School
(Town Administrator)

To see if the Town will vote:

(1) to authorize the Board of Selectmen to petition the General Court to enact legislation which, notwithstanding the provisions of Chapter 40, Section 3 of the Massachusetts General Laws, or any general or special law to the contrary, would authorize the Board of Selectmen to issue a Request for Proposals to lease for a term not to exceed ninety-nine (99) years (including any extension or renewal terms) the property at 84 Oak Street in Natick, MA, which is now or formerly the site of the East School, and which would authorize the Board of Selectmen to enter into a lease for said property for a term not to exceed ninety-nine (99) years (including any extension or renewal terms), provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition; and further,

(2) authorize the Board of Selectmen to issue a Request for Proposals offering the property at 84 Oak Street for both sale and lease (such lease to be for a term not to exceed ninety-nine (99) years, including any extension or renewal terms) with said RFP providing an adequate mechanism for comparing the sale and lease options, provided that the terms of any lease or sale must be approved by a subsequent Town Meeting, and further

(3) to appropriate the sum of \$25,000 from available funds, said funds to be spent under the jurisdiction of the Board of Selectmen for the preparation of reports and analysis, which may include but would not be limited to appraisal services, environmental assessment, asbestos and lead paint testing and analysis, analysis of building systems and development of associated capital improvement program, advertisements and other costs necessary to effectively market the building.

Or take other action relative thereto.

RECOMMENDATION: By a vote of 12-0-0 on September 30, 2010, The Finance Committee recommends FAVORABLE ACTION for the appropriation of \$25,000 from Free Cash with regard to the subject of Article 15.

During the review of this article it was noted:

- *The Town Administrator explained that the Administration's intent was to proceed with disposition of the former East School following much the same process as that followed with the Eliot School which seemed to be working well.*
- *This would consist of a home rule petition to enter into a 99 year lease for the property and issuing a Request for Proposals to compare a potential sale with a long-term lease, and said any response deemed favorable by the Selectmen would go to Town Meeting for approval.*

Article 15 Cont'd

- *An appropriation of \$25,000 was being requested for due diligence at the School and noted that this process needs to get underway now because the process takes a long time.*
- *It was noted that the Selectmen had voted to ask the current Eliot School Committee to stay on oversee this process with the East Natick School.*

MOTION: (Requires majority vote)

To see if the Town will vote:

- (1) to authorize the Board of Selectmen to petition the General Court to enact legislation which, notwithstanding the provisions of Chapter 40, Section 3 of the Massachusetts General Laws, or any general or special law to the contrary, would authorize the Board of Selectmen to issue a Request for Proposals to lease for a term not to exceed ninety-nine (99) years (including any extension or renewal terms) the property at 84 Oak Street in Natick, MA, which is now or formerly the site of the East School, and which would authorize the Board of Selectmen to enter into a lease for said property for a term not to exceed ninety-nine (99) years (including any extension or renewal terms), provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition; and further,**
- (2) to authorize the Board of Selectmen to issue a Request for Proposals offering the property at 84 Oak Street for both sale and lease (such lease to be for a term not to exceed ninety-nine (99) years, including any extension or renewal terms) with said RFP providing an adequate mechanism for comparing the sale and lease options, provided that the terms of any lease or sale must be approved by a subsequent Town Meeting; and further**
- (3) to appropriate the sum of \$25,000 from available funds, said funds to be spent under the jurisdiction of the Board of Selectmen for the preparation of reports and analysis, which may include but would not be limited to appraisal services, environmental assessment, asbestos and lead paint testing and analysis, analysis of building systems and development of associated capital improvement program, advertisements and other costs necessary to effectively market the building.**

ARTICLE 16
Home Rule Petition: Beer & Wine Licenses
(Board of Selectmen)

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation which would reduce the minimum seating requirement for a restaurant to be granted a license for the sale of wines and malt beverages and would increase the number of such licenses which may be in effect at any one time for such a restaurant within the total number of licenses which the Town of Natick may grant under Chapter 138 of the Massachusetts General Laws, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition;

Or otherwise act thereon.

RECOMMENDATION: By a vote of 11-0-0 on September 28, 2010, The Finance Committee recommends REFERRAL TO THE SPONSOR with regard to the subject of Article 16.

During the review of this article it was noted:

- *The Selectmen had voted unanimously to recommend Referral of this Article back to the Board of Selectmen. The Selectmen plan to undertake a comprehensive review of this issue and, at their meeting on October 4th, they appointed an Alcohol Policy Study Committee, which will gather input through a broad public input process, An Article will then be brought to Spring Town Meeting with policy changes based on the Study Committee review.*

MOTION: *(Requires majority vote)*

Move that the Town vote to refer the subject matter of Article 16 to the Sponsor.

ARTICLE 17

Home Rule Petition: Removal of Building Inspector Position from Civil Service (Board of Selectmen)

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

AN ACT EXEMPTING THE POSITION OF INSPECTOR OF BUILDINGS, ALSO KNOWN AS THE BUILDING COMMISSIONER, OF THE TOWN OF NATICK FROM THE PROVISIONS OF CIVIL SERVICE LAWS

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 19 of the Acts and Resolves of 1936 is hereby repealed.

SECTION 2. The position of Inspector of Buildings, also known as Building Commissioner, in the town of Natick shall be exempt from the provisions of chapter thirty-one of the General Laws.

SECTION 3. The provisions of Section 1 and Section 2 of this act shall not impair the civil service status of the person holding the position of Inspector of Buildings, also known as Building Commissioner, in the town of Natick on the effective date of this act.

SECTION 4. This act shall take effect upon its passage.
or otherwise act thereon.

RECOMMENDATION: By a vote of 8-3-0 on September 19, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 17.

During the review of this article it was noted:

- The purpose of this article is to remove the position of Building Commissioner or Building Inspector from Civil Service*
- Civil Service no longer conducts examinations for this position, so any appointment under current law must be a provisional appointment. The proposed action would bring Natick in line with other communities, and the position of Building Commissioner would report to the Community Development Director while the duties of the position are governed by CMR 780.*
- The Town's Director of Personnel learned that the equivalent positions in only two of 25 Massachusetts communities surveyed continue to be under Civil Service, and in those two instances, the appointment was considered provisional.*
- Although the State Human Resources Division no longer offers a civil service exam for this position, there remains some question regarding whether other examinations, such as the International Building Code exam, may be used in verifying qualifications.*
- The proposal seeks Town Meeting approval to authorize a Home Rule petition, however, Town Meeting could choose to send this question to the voters.*
- The minimum qualifications required of building commissioners are explicitly detailed in state building code regulations.*

Article 17 Cont'd

- *In the absence of Civil Service procedure, hiring for this position would follow the same process as that for any other non-union position. The Personnel Board works with the Administration and Personnel Director to develop position descriptions and criteria and process for hiring all non-union Town employees.*

MOTION: (Requires majority vote)

Move that the Town vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

AN ACT EXEMPTING THE POSITION OF INSPECTOR OF BUILDINGS, ALSO KNOWN AS THE BUILDING COMMISSIONER, OF THE TOWN OF NATICK FROM THE PROVISIONS OF CIVIL SERVICE LAWS

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 19 of the Acts and Resolves of 1936 is hereby repealed.

SECTION 2. The position of Inspector of Buildings, also known as Building Commissioner, in the town of Natick shall be exempt from the provisions of chapter thirty-one of the General Laws.

SECTION 3. The provisions of Section 1 and Section 2 of this act shall not impair the civil service status of the person holding the position of Inspector of Buildings, also known as Building Commissioner, in the town of Natick on the effective date of this act.

SECTION 4. This act shall take effect upon its passage.

ARTICLE 18
Amend Composition & Charge of
High School Building Committee
(Superintendent of Schools)

To amend Article 15 of the 2001 Fall Annual Town Meeting in order to see what action Town Meeting may take to amend the composition and charge of the High School Building Committee, including but not limited to ensuring compliance with the requirements of the Massachusetts School Building Authority, related statutes or regulations; or otherwise act thereon.

RECOMMENDATION: By a vote of 15-0-0 on September 23, 2010, The Finance Committee recommends FAVORABLE ACTION with regard to the subject of Article 18.

During the review of this article it was noted:

- *The purpose of this article is to expand the number of School Committee appointments to the Building Committee from 5 to 6 and to amend the wording of Article 15 of the 2001 Fall Annual Town Meeting from a “renovated and expanded Natick High School” to “a new Natick High School”.*
- *Mr. John Hughes, Principal of Natick High School, retired as of June, 2010, thereby removing himself as a member of the Building Committee due to MSBA regulations. The School Committee wishes to continue to include Mr. Hughes as a valuable, contributing member of the Building Committee, and therefore requires an expansion to 6 School Committee appointees.*
- *This Article will also formalize the inclusion of six Town positions required to be on this Committee by the Massachusetts School Building Authority (MSBA).*
- *The revision of the Committee charge is needed to update the charge given to this Committee when it was established in 2002, which was to study and renovate the High School. Rather than renovating, the Town is building a new school. This proposed change would represent what is actually being done.*

MOTION: (Requires majority vote)

Move that the Town vote to amend Article 15 of the 2001 Fall Annual Town Meeting as follows:

- 1) Strike all occurrences of the words “renovated and expanded” and in their place insert the word “new”;
- 2) Strike the word “nine” in the last line of the main paragraph and in its place insert the word “ten”

Strike the word “Five” in the last line of the list of committee membership and in its place insert the word “Six”, so that the last line reads as follows: “Six members appointed by the School Committee”

HIGH SCHOOL BUILDING COMMITTEE

Appointed by	Last Name	First Name	Background Info & Expertise
Selectmen	Ciccariello	John	Architect
Planning <i>Board</i>	Freedman	Jonathan	Tax Administrator/ Compliance Manager
Moderator	O'Neil	John	Managing Partner- development firm
Finance	Wright	Bruce	Engineer & Finance Committee
School Committee	Meyler	Steve	Sr. Center Bldg. Com. member
School Committee	Albrecht	David	Civil Engineer
School Committee	Keefe	Joseph	Former Superintendent involved with many building projects
School Committee	Ravindra	Mysore	Engineer & Principal in Engineering Firm
School Committee	Sereda	Mark	Architect
Per MSBA regulations	Coburn	Dirk	Chairman of Natick School Committee
Per MSBA regulations	Sanchioni	Peter	Superintendent of Schools
Per MSBA regulations	Hurley	William	Business & Finance Director
Per MSBA regulations	Graham	Robert	Procurement Administrator & Facility Services Dir.
Per MSBA regulations	Bertucci	Rose	High School Principal
Per MSBA regulations	White	Martha	Town Administrator (not active on committee)